

A G E N D A

Date: January 18, 2006 **Time:** 10am to 12pm **Location:** CBRE Main Conference Room

RE: Maryland Square Shopping Center Property (6.57 acres with buildings)

Attendees: Franklin Levy - Duane Morris Law Firm, Attorney to Property Owner

Al Marquis - Marquis & Aurbach Law Firm, Attorney to former Owners.

Randy Jackson - DCI (Al Phillips The Cleaner)

Shannon Harbour - Nevada EPA

Steve Collins & Randy Jostes - CDC, Inc., CBRE Client - Developer

Nick Till/Keith Spencer/Rodney Tucker/Alicia Nelson - CBRE Land Services Group

Kathy Rose - CBRE Asset Services Group (Property Manager of Maryland Square)

*acquire Site 7
- familiar w/ (renew)
work*

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A) Introduction of Guests (Company, position, and role in project)

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B) Introduction and Overview of Project

C) Project Discussion Points

- 1) Contamination Remediation of Al Phillips site .
- 2) Quick DEMO solution of Al Phillips Building and entire strip center(s).
- 3) Property Owners short term and long term goals and input.
- 4) CBRE 's short and long term role.
- 5) Timelines moving forward (In order of importance, dates, timelines)
- 6) Action Item List (Alicia to record)

D) Discussions Points in "Order of Events that MUST occur"

E) Input and Discussion on Remediation and Clean Closure, and Indemnification.

F) Timelines for Remediation Solution, Demolished, and "Pre-Development"

G) Future Meeting Dates, Events, and Action Item List (Alicia to record).
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Margland Sp. Meeting

1/2
01/18/06

Franklin Leary - reps owners → want to know what
Sonia - former lawyer can do w/prop.

CBRE → prop management since inception of project

- want clear closure of site
↳ check into separation of onsite/offsite issues
- separate activities

- building need to be removed ^{starting w/ Al Phillips} ~~soon~~ - entire property
- followed by soil removal

- MW need to be abandonment
- Al Phillips to abandon & possibly ^{replacement} ~~re-advance~~

- onsite PE ~ 820 - 400

Soil ~ 475 - estimated impacted soil > industrial PRGs

300
- use air sparge/ozone

parking garage → vapor intrusion issues

Randy Jostes → developed transfer
- would buy off Al Phillips liability & ^{entire} ~~plume~~
former owner get as crow money back.

Morgan Squire

2/2
01/13/06

- move ahead w/ PRC
- soil remover → bucket auger w/ drill rig
- minimal surface disturbance.
- solidification in place

gw reamed: - cut off w/ pump & treat: surface storage

* * - NDEP approval of well aband. ^{considerations}

* wells - will have contract w/ done to protect/
replace wells if damaged

LUNAS Const prob. doing demo (only bid for now)

DCI will contingency plan for well abandonment

~ 1 yr to start development of prop

demo to occur



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Las Vegas Land Services Group

Brokerage Services

Expertise

The Land Services Group is the primary source for available land and development services in Southern Nevada, and can assist in the disposition of all types and classifications of property where the underlying value is the land. Our team is a partnership of five accomplished commercial real estate professionals with over 57 years combined experience who offer a wide range of expertise.

Brokerage

The Land Services Group is committed to creating long-term partnerships with clients and CB Richard Ellis business partners, referring and promoting business to both. We secure respective requirements by providing timely and accurate data regarding trends, directions in the local market, and marketing.

Service Offering

The Land Services Group performs significant real estate functions including:

- ◆ Mixed-Use Development
- ◆ Planning and Zoning
- ◆ Entitlements
- ◆ Market Research
- ◆ 1031 Exchange
- ◆ Property Valuations
- ◆ Site Selections and Analysis
- ◆ Comprehensive property availability surveys
- ◆ Property Marketing
- ◆ Contract offering and negotiations
- ◆ Municipal and state incentive negotiations
- ◆ New business development and best-use studies

Value

The Land Services Group can help you and your partners achieve maximum value through representation and involvement in all endeavors to ensure you are making the best business decisions.

Major Clients Represented:

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Archon Group
Avante Homes
Bank of America
Boyd Gaming Corporation
Calpers
Camden Property Trust
Clark County, Nevada
Coyote Mines, Inc.
DP Partners
DR Horton
Goff Ventures
Golf Advice, Inc.
Harsch Investment Properties
Howard Hughes Properties
Hughes Supply (Home Depot)
Inland Empire Development
Jasper Industries
Juliet Companies
Kelly Paper
Kindred Healthcare
Metro Commercial Properties
Nevada Power Company
Nevada State Bank
Olympus Group
Pageantry Homes
Panattoni
Peebles Atlantic Development Corporation
Pennzoil-Quaker State Company
Picerne Development
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Ribiero Companies
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